

**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF KENTUCKY  
LEXINGTON DIVISION**

IN RE: GEORGETOWN MOBILE ESTATES, LLC

CHAPTER 11

DEBTOR

CASE NO. 15-50945

**AMENDED  
PROPOSED BUDGET**

**NOTICE IS HEREGY GIVEN** that **GEORGETOWN MOBILE ESTATES, LLC**, as Debtor in the above-referenced Chapter 11 bankruptcy case attaches hereto its proposed **AMENDED BUDGET** of income and expenses for the time period of June 1, 2015, for twelve (12) months thereafter for the Debtor's business operations.

/s/ Daniel E. Sexton  
Daniel E. Sexton, Managing Member

**BUNCH & BROCK**

By: /s/ Matthew B. Bunch  
**MATTHEW B. BUNCH**  
271 West Short Street, Suite 805  
P. O. Box 2086  
Lexington, Kentucky 40588-2086  
(859) 254-5522  
(859) 233-1434 Facsimile

**PROPOSED ATTORNEY FOR DEBTOR**

**CERTIFICATE OF SERVICE**

This is to certify that on this the 26<sup>th</sup> day of May, 2015, this Notice was served electronically in the method established under CM/ECF Administrative Procedures Manual and the Local Court Standing Order dated July 25, 2002, and by CM/ECF to the U.S. Trustee and all attorneys of record and by email to the Debtor.

/s/ Matthew B. Bunch  
**MATTHEW B. BUNCH**

**DEBTOR IN POSSESSION PROFORMA**

	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	Total
<b>INCOME</b>													
<b>RENTAL INCOME</b>													
Lease Rent Revenues	\$ 134,080	\$ 145,600	\$ 160,960	\$ 160,960	\$ 160,960	\$ 160,960	\$ 160,960	\$ 160,960	\$ 160,960	\$ 160,960	\$ 160,960	\$ 160,960	\$ 1,889,280
Gain (Loss) to Leases	\$ 1,341	\$ 1,456	\$ 1,610	\$ 1,610	\$ 1,610	\$ 1,610	\$ 1,610	\$ 1,610	\$ 1,610	\$ 1,610	\$ 1,610	\$ 1,610	\$ 18,893
Total Gross Possible	\$ 135,421	\$ 147,056	\$ 162,570	\$ 162,570	\$ 162,570	\$ 162,570	\$ 162,570	\$ 162,570	\$ 162,570	\$ 162,570	\$ 162,570	\$ 162,570	\$ 1,908,173
<b>RENT LOSS</b>													
Arrears Written Off	\$ (268)	\$ (291)	\$ (322)	\$ (322)	\$ (322)	\$ (322)	\$ (322)	\$ (322)	\$ (322)	\$ (322)	\$ (322)	\$ (322)	\$ (3,779)
Vacancy Loss	\$ -	\$ -	\$ (12,877)	\$ (12,877)	\$ (12,877)	\$ (12,877)	\$ (12,877)	\$ (12,877)	\$ (12,877)	\$ (12,877)	\$ (12,877)	\$ (12,877)	\$ (128,768)
Employee Unit-A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Unit-O	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rent Concession	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ (268)	\$ (291)	\$ (13,199)	\$ (13,199)	\$ (13,199)	\$ (13,199)	\$ (13,199)	\$ (13,199)	\$ (13,199)	\$ (13,199)	\$ (13,199)	\$ (13,199)	\$ (132,547)
<b>GROSS POTENTIAL</b>	\$ 135,153	\$ 146,765	\$ 149,371	\$ 149,371	\$ 149,371	\$ 149,371	\$ 149,371	\$ 149,371	\$ 149,371	\$ 149,371	\$ 149,371	\$ 149,371	\$ 1,775,626
<b>OTHER RENTAL INCOME</b>													
Late Rent Recovery	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 10,800
Concessions / vending	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 2,400
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total RENTAL INCOME</b>	\$ 136,253	\$ 147,865	\$ 150,471	\$ 150,471	\$ 150,471	\$ 150,471	\$ 150,471	\$ 150,471	\$ 150,471	\$ 150,471	\$ 150,471	\$ 150,471	\$ 1,788,826
<b>OTHER INCOME</b>													
Other/Misc	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Application Fees	\$ 900	\$ 1,200	\$ 75	\$ 75	\$ 75	\$ 75	\$ -	\$ -	\$ 75	\$ -	\$ -	\$ 75	\$ 2,400
Late Fees	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 4,800
Disposition-Court Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trash Fee Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other OTHER INCOME	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Total OTHER INCOME	\$ 1,500	\$ 1,800	\$ 675	\$ 600	\$ 600	\$ 675	\$ 600	\$ 600	\$ 675	\$ 600	\$ 600	\$ 675	\$ 9,600
<b>TOTAL INCOME</b>	\$ 137,753	\$ 149,665	\$ 151,146	\$ 151,071	\$ 151,071	\$ 151,146	\$ 151,071	\$ 151,071	\$ 151,146	\$ 151,071	\$ 151,071	\$ 151,146	\$ 1,798,426

VALUE AT 9 CAP \$ 11,399,180

LTV 80% \$ 9,119,344

DS 4.76%; 25 YRS \$ 789,162

NOI \$ 1,025,926

DSC 1.30

Revenues \$ 1,798,426  
 Expenses \$ (772,500)  
 NOI \$ 1,025,926

NOTE: UPON EMERGENCE FROM BANKRUPTCY, EXPENSES WILL DECREASE BY \$486,500, (CONSULTANTS AND BK ATTORNEYS) THEREBY INCREASING VALUE BY \$5.4 MILLION  
 NOTE: FIRST TWO MONTHS ARE BASED ON CURRENT OCCUPANCY WITH NEW MANAGEMENT ABLE TO SECURE NEW TENANTS TO GET TO STABILIZATION IN MONTH 3.



Travel & Lodging	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Travel-Out of Town	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Resident Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	\$ 11,410	\$ 15,510	\$ 15,510	\$ 15,510	\$ 15,510	\$ 15,510	\$ 15,510	\$ 15,510	\$ 15,510	\$ 610	\$ 510	\$ 510	\$ 510	\$ 510	\$ 510	\$ 510	\$ 107,120	

<b>Management Fees</b>	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 54,000
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<b>MAINTENANCE EXPENSE</b>																		
Maintenance & Supplies	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 3,600
Plumbing	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 3,600
Electrical Repair	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 2,400
Parking Area	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 600
Keys-Lock Supplies	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 240
Landscape Maintenance	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Tools & Equipment	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Contract-Svcs-Plumbing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mowing and Snow Removal	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 15,000
<b>TOTAL</b>	\$ 2,370	\$ 2,370	\$ 2,370	\$ 2,370	\$ 2,370	\$ 2,370	\$ 2,370	\$ 2,370	\$ 2,370	\$ 2,370	\$ 2,370	\$ 2,370	\$ 2,370	\$ 2,370	\$ 2,370	\$ 2,370	\$ 2,370	\$ 28,440

<b>UTILITIES</b>																		
Electricity	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 48,000
Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Quality LFUCG cost	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 2,448
Water	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 108,000
Trash Removal	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 24,000
Trash Recycling	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 300
<b>TOTAL</b>	\$ 15,229	\$ 15,229	\$ 15,229	\$ 15,229	\$ 15,229	\$ 15,229	\$ 15,229	\$ 15,229	\$ 15,229	\$ 15,229	\$ 15,229	\$ 15,229	\$ 15,229	\$ 15,229	\$ 15,229	\$ 15,229	\$ 15,229	\$ 182,748

<b>TOTAL EXPENSE</b>	\$ 40,463	\$ 44,363	\$ 44,413	\$ 44,513	\$ 44,413	\$ 44,363	\$ 44,563	\$ 29,463	\$ 29,413	\$ 29,513	\$ 29,413	\$ 29,363	\$ 454,250
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<b>OTHER EXPENSES</b>																		
Magnum Capital Consultants	\$ 10,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
The Thayer Group	\$ 10,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
NON-OPERATING EXP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Designated Rep D Sexton	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 60,000
Appraiser of Real Estate	\$ 5,000																	
Outside Accounting / CPA	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 9,600
<b>TOTAL NON-OPERATING EXPENSE</b>	\$ 10,800	\$ 5,800	\$ 5,800	\$ 5,800	\$ 5,800	\$ 5,800	\$ 5,800	\$ 5,800	\$ 35,800	\$ 5,800	\$ 5,800	\$ 5,800	\$ 5,800	\$ 5,800	\$ 5,800	\$ 5,800	\$ 5,800	\$ 69,600
<b>TOTAL OTHER EXPENSE</b>	\$ 30,800	\$ 35,800	\$ 35,800	\$ 35,800	\$ 35,800	\$ 35,800	\$ 35,800	\$ 35,800	\$ 5,800	\$ 5,800	\$ 5,800	\$ 5,800	\$ 5,800	\$ 5,800	\$ 5,800	\$ 5,800	\$ 5,800	\$ 269,600

**NON-CONTROLLABLE EXPENSE (see Escrow Line 117)**

RE Property Taxes	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
NOI Taxes (1%) in Fay. Co.	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Property & Liab. Insurance	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Property Ins.		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
<b>TOTAL</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>

<b>NON-OPERATING EXPENSE</b>																				
US Trustee's Qtr. Payment	\$	-	\$	1,950	\$	-	\$	-	\$	1,950	\$	-	\$	-	\$	1,950	\$	-	\$	5,850
Bank Title & Inspection	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Non Recurring Expense	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Landscape Maintenance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Sewage	\$	400	\$	400	\$	400	\$	400	\$	400	\$	400	\$	400	\$	400	\$	400	\$	4,800
Waste Water Treat / Testing	\$	2,000	\$	2,000	\$	2,000	\$	2,000	\$	2,000	\$	2,000	\$	2,000	\$	2,000	\$	2,000	\$	24,000
Exterior	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Capital Improvements	\$	750	\$	750	\$	750	\$	750	\$	750	\$	750	\$	750	\$	750	\$	750	\$	9,000
<b>TOTAL</b>	<b>\$</b>	<b>3,150</b>	<b>\$</b>	<b>5,100</b>	<b>\$</b>	<b>3,150</b>	<b>\$</b>	<b>3,150</b>	<b>\$</b>	<b>5,100</b>	<b>\$</b>	<b>3,150</b>	<b>\$</b>	<b>3,150</b>	<b>\$</b>	<b>5,100</b>	<b>\$</b>	<b>3,150</b>	<b>\$</b>	<b>43,650</b>

<b>TOTAL EXPENSES</b>	<b>\$</b>	<b>74,413</b>	<b>\$</b>	<b>85,263</b>	<b>\$</b>	<b>83,363</b>	<b>\$</b>	<b>83,463</b>	<b>\$</b>	<b>85,313</b>	<b>\$</b>	<b>83,313</b>	<b>\$</b>	<b>83,513</b>	<b>\$</b>	<b>40,363</b>	<b>\$</b>	<b>38,363</b>	<b>\$</b>	<b>38,463</b>	<b>\$</b>	<b>38,363</b>	<b>\$</b>	<b>38,313</b>	<b>\$</b>	<b>772,500</b>
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<b>TOTAL INCOME</b>	<b>\$</b>	<b>137,753</b>	<b>\$</b>	<b>149,665</b>	<b>\$</b>	<b>151,146</b>	<b>\$</b>	<b>151,071</b>	<b>\$</b>	<b>151,071</b>	<b>\$</b>	<b>151,146</b>	<b>\$</b>	<b>151,071</b>	<b>\$</b>	<b>151,071</b>	<b>\$</b>	<b>151,071</b>	<b>\$</b>	<b>151,146</b>	<b>\$</b>	<b>151,071</b>	<b>\$</b>	<b>151,146</b>	<b>\$</b>	<b>1,798,426</b>
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<b>NOI FOR DS</b>	<b>\$</b>	<b>63,340</b>	<b>\$</b>	<b>64,402</b>	<b>\$</b>	<b>67,783</b>	<b>\$</b>	<b>67,608</b>	<b>\$</b>	<b>65,758</b>	<b>\$</b>	<b>67,833</b>	<b>\$</b>	<b>67,558</b>	<b>\$</b>	<b>110,708</b>	<b>\$</b>	<b>112,783</b>	<b>\$</b>	<b>112,608</b>	<b>\$</b>	<b>112,708</b>	<b>\$</b>	<b>112,833</b>	<b>\$</b>	<b>1,025,926</b>
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<b>ADEQUATE PROT. PAYMENT</b>	<b>\$</b>	<b>(63,150)</b>	<b>\$</b>	<b>(63,150)</b>	<b>\$</b>	<b>(63,150)</b>	<b>\$</b>	<b>(63,150)</b>	<b>\$</b>	<b>(63,150)</b>	<b>\$</b>	<b>(63,150)</b>	<b>\$</b>	<b>(63,150)</b>	<b>\$</b>	<b>(63,150)</b>	<b>\$</b>	<b>(63,150)</b>	<b>\$</b>	<b>(63,150)</b>	<b>\$</b>	<b>(63,150)</b>	<b>\$</b>	<b>(63,150)</b>	<b>\$</b>	<b>(757,800)</b>
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<b>ESCROW: Ins/Taxes</b>	<b>\$</b>	<b>(4,900)</b>	<b>\$</b>	<b>(4,900)</b>	<b>\$</b>	<b>(4,900)</b>	<b>\$</b>	<b>(4,900)</b>	<b>\$</b>	<b>(4,900)</b>	<b>\$</b>	<b>(4,900)</b>	<b>\$</b>	<b>(4,900)</b>	<b>\$</b>	<b>(4,900)</b>	<b>\$</b>	<b>(4,900)</b>	<b>\$</b>	<b>(4,900)</b>	<b>\$</b>	<b>(4,900)</b>	<b>\$</b>	<b>(4,900)</b>	<b>\$</b>	<b>(58,800)</b>
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<b>CASH FLOW</b>	<b>\$</b>	<b>(4,710)</b>	<b>\$</b>	<b>(3,648)</b>	<b>\$</b>	<b>(267)</b>	<b>\$</b>	<b>(442)</b>	<b>\$</b>	<b>(2,292)</b>	<b>\$</b>	<b>(217)</b>	<b>\$</b>	<b>(492)</b>	<b>\$</b>	<b>42,658</b>	<b>\$</b>	<b>44,733</b>	<b>\$</b>	<b>44,558</b>	<b>\$</b>	<b>44,658</b>	<b>\$</b>	<b>44,783</b>	<b>\$</b>	<b>209,326</b>
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